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**Community Relations Plan**  
for  
**Aztec Ceramics Corporation**

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COMMUNITY RELATIONS PLAN  
FOR  
AZTEC CERAMICS CORPORATION STATE SUPERFUND SITE  
SAN ANTONIO, BEXAR COUNTY, TEXAS

JULY 2002

Inquires relating to Aztec Ceramics Corporation State Superfund Site should be directed to:

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## **Appendices**

- I. *Texas Register* public notice regarding proposal of the Aztec Ceramics Corporation site to the state Superfund registry. Published April 11, 1995.
- II. San Antonio Express News public notice regarding proposal of the Aztec Ceramics Corporation site to the state Superfund registry. Published April 11, 1995.
- III. *Texas Register* public notice of proposed non-residential land use for the Aztec Ceramics Corporation site. Published July 16, 1999.
- IV. Texas Register public notice proposed selection of remedy for the Aztec Ceramics Corporation site. September 3, 1999.
- V. Site Location Map
- VI. Site Map

COMMUNITY RELATIONS PLAN  
for  
Aztec Ceramics Corporation Superfund Site  
San Antonio, Bexar County, Texas  
July 2002

**Overview of Community Relations Plan**

This community relations plan (CRP) identifies issues of community concern regarding Aztec Ceramics Corporation (ACC) state Superfund site, in Bexar County, Texas. It also outlines the anticipated community relations activities to be conducted during each phase at the Aztec Ceramic Corporation site.

The Aztec Ceramics Corporation site community relations plan has been prepared to aid the Texas Natural Resource Conservation Commission (TNRCC) in developing a community relations program tailored to the needs of the community affected by the Aztec Ceramics Corporation site. The TNRCC will conduct community relations activities to ensure that the local public has input to decisions and access to information about Superfund activities at the Aztec Ceramics Corporation site.

The information in this plan is based primarily on the Resource Conservation Recovery Act (RCRA) 3012 Preliminary Assessment, the Hazard Ranking System (HRS) package, and the Pre-Statement of Work for the site.

## **Site Profile**

### **Site Location and Description**

Latitude 29° 26' 2" N and Longitude 98° 24' 02" W

The Aztec Ceramics Corporation (ACC) site is an abandoned facility located in an industrial area in southeastern San Antonio within Segment 1910 (Salado Creek) of the San Antonio River Basin.

The company utilized three surface impoundments on the property, located at 4735 Emil Rd. The site is fenced.

### **Site Background and History**

Aztec Ceramics Corporation manufactured ceramic tile products for approximately 50 years prior to ceasing operations in 1988. The site was proposed to the state Superfund program in 1995. The state Superfund program identifies and addresses abandoned or inactive hazardous waste sites within the state of Texas. At the time of proposal to the state Superfund registry, there were three surface impoundments on the north side of the property. Drums of waste oil had been spilled in various locations throughout the warehouse. Solid wastes generated by this process included fired and unfired tile rejects as well as glaze waste. Heavy metal pigments were used as the coloring agents in the glaze mixture. Various metal pigments utilized in the ceramic tile process included lead, barium, titanium, cadmium, nickel and chromium. In 1996 an investigation began to determine the nature and extent of the contamination on the site. In February 1998 all drums were removed from the site.

### **Chronology of Site Activities**

3/7/87	A special (Fee Bill) inspection of Aztec Ceramics Corporation was conducted by Texas Water Commission District 8 San Antonio personnel. At that time it was found that the company was in noncompliance with the Texas Administrative Code Industrial Solid
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Waste Regulations. This inspection triggered the beginning of TWC's enforcement process against this facility.

- 3/9/87 A Notice of Violation (NOV) letter was addressed to the company requesting a response date of April 7, 1987. The company did not respond to the NOV letter; however, the company did notify the TWC of the generation of solid wastes as well as the storage of solid wastes in surface impoundments.
- 5/12/87 TWC District 8 referred ACC to the TWC Central Office for enforcement.
- 5/13/88 A second NOV letter was sent to ACC from the TWC Central Office.
- 6/1/88 A facts meeting was held with ACC representatives. During the facts meeting, it was indicated that the three existing surface impoundments were constructed in 1984 and that prior to that time, wastes were either disposed in the landfill at 5814 IH-10 East (owned by Insurance Auto Salvage Company) or discharged in past surface impoundments located on-site. The exact location of these impoundments were closed. It was indicated that a building was built over the closed impoundments site.
- 8/19/88 TWC District 8 Office received notification from ACC that the company had closed its operations and that the hazardous waste impoundments had been abandoned on-site. Two NOV letters were issued to ACC prior to ACC ceasing operations in August 1988. An enforcement Order for \$11,720 was issued against ACC for failure to: (a) file a Part A application for interim status or a Part B application for a permit to treat, store and/or dispose of hazardous substance for this site; (b) conduct required hazardous waste determination for the industrial solid waste generated at the site; (c) develop a closure plan and post-closure plan for the surface impoundments containing hazardous waste; (d) acquire financial assurance for the closure of the surface impoundment units; (e) install and operate a groundwater and monitoring system to determine whether there have been releases of hazardous substances or hazardous waste to the groundwater beneath the site. ACC representatives failed to appear at the TWC hearing and rejected a copy of the Order which was mailed.
- 11/26/90 A Compliance Evaluation Inspection (CEI) was conducted at the ACC site to determine the site's conditions. Twelve samples were collected during the CEI; TWC's field inspector dug holes two feet deep in the area between the abandoned surface impoundments and the glaze production area. Glazed sludge or tile rejects were found in all excavations.
- 10/22/92 TWC's Superfund Discovery and Assessment Team (SSDAT) personnel visited the site

and confirmed the January 18, 1991 report of TWC's District 8 personnel indicating that vandalism continued to occur throughout the facility and that drums containing hazardous waste sampled during TWC's November 26, 1990 visit had been disturbed. Drums were on their sides exposing waste to the area, constituting a potential endangerment of public health and welfare. A records check performed at the Bexar County Courthouse indicated the property was delinquent in property taxes for \$128,021.77.

- 11/05/92 A Justification Assessment was drafted under Section 361.133 of the Health and Safety Code, recommending that the Hazardous and Solid Waste Remediation Fee Fund be used to: fence the entire abandoned ACC site was approximately 1000 feet of fencing material to restrict public access to the site: and to post TWC "Contaminated Area" warning signs in both English & Spanish on the fence and gates, with one sign every 200 feet. Based on site observation, SSDAT concluded that it would have been prejudicial to the public to delay action until an Administrative Order could be issued.
- 11/13/92 TWC sent a certified letter to Murray B. Weiner, d.b.a Quamagra Tile, Inc., to his Reseda, California office. The letter requested Mr. Weiner to secure the site and to submit a written response to TWC's request within ten days of receipt of such letter. The postal service forwarded the letter to Quamagra's newest address in North Hollywood, California, but the letter was not accepted by Mr. Weiner's office.
- 11/25/92 TWC District 8 personnel performed a Compliance Evaluation Inspection. In the report, the field inspectors documented the number and condition of drums at the facility and their contents, 30, 55-gallon drums of "caked", powder glaze;1, 55-gallon drum of sludge and rainwater;7,55-gallon unlabeled empty drums 6, 55-gallon drums of "Almasol" gear lubricant;1, 20-gallon drum of "Almasol" gear lubricant; 3, 5-gallon empty drums of "Almasol" gear lubricant;169, 55-gallon drums of glaze product;12, 5-gallon drums of oily waste;1, 55-gallon drum of unknown liquid; 5, 20-gallon drums of grease;1, 33-gallon drum of oily water.
- 12/15/94 TNRCC sent letters to PRP's notifying them of their PRP status and requesting a Good Faith Offer to conduct Remedial Investigation.
- 01/20/94 TNRCC initiated work order with Tech Law-Inc., to conduct Potentially Responsible Party (PRP) address and warranty-deed search.
- 12/15/94 TNRCC sent letters to PRP's notifying them of their PRP status and requesting written a Good Faith Offer to conduct Remedial Investigation.
- 04/04/95 TNRCC sent letters to all PRP's notifying them of TNRCC'S intent to list the facility on the state's Superfund registry. All PRP's were given ninety days from publication date to



respond in writing with a Good Faith Offer. Notice was published in the *Texas Register* and the *San Antonio Express* on April 11, 1995.

- 05/16/95 TNRCC held a public meeting regarding the proposed listing of the site on the State Superfund Registry. The meeting was held at the Carver Public Library, 3350 East Commerce Street, San Antonio, Texas.
- 07/10/95 End of the ninety day period to receive a good faith offer from PRP's. No Good Faith Offers were received.
- 07/20/96 TNRCC issued a work order to determined the nature and extent of contamination (Remedial investigation)
- 05/05/97 Remedial investigation started.
- 5/30/97 Remedial investigation completed.
- 10/06/97 TNRCC staff conducted door-to-door survey to determine if any residents within 3/4 mile radius of site were drinking water from private wells on their property.
- 12/11/97 TNRCC site walk for bidding purposes for drum removal.
- 01/05/98 All drums were put into roll-offs.
- 02/02/98 Fire reported at the site; vandals had lit a pile of wooden pallets in the back of building. San Antonio Fire Department responded and extinguished the fire. TNRCC began working with San Antonio Police Department to patrol and look for obvious trespassing activities.
- 02/98 TNRCC removed approximately 200 drums of waste from the site.
- 02/6/98 "No Trespassing" signs, in addition to the already posted "Contaminated Area" warning signs, were posted on the fence surrounding the site.
- 02/12/98 All roll-off boxes containing drums of various waste products were removed from the site and transported to a landfill.
- 2/14/98 Asbestos survey of buildings conducted by TNRCC contractor.
- 2/27/98 Completed brush removal and fence repair.
- 3/5/98 Received copy of asbestos-survey executive summary. The summary states that "the northeast warehouse in the Main Plant (manufacturing building) be considered an asbestos

regulated area to be entered only by trained ACM (Asbestos-Containing Materials) personnel using proper protective equipment.

- 5/20/98 Report by State Representative McClendon's office that a fence gate on the west side, near Emil Road had been vandalized and left open again, and that children were entering the property.
- 5/26/98 Repaired fence.
- 1/01/99 Aztec Ceramics building completely demolished and removed.
- 2/22/99 TNRCC began Phase II of remedial investigation field work, to better define the volume of contaminated soils and glaze waste.
- 3/15/99 Site field work for Phase II investigation completed.
- 6/02/99 Phase II report was approved by the TNRCC, making the end of the remedial investigation phase.
- 7/&8/99 Contractor Roy F. Weston working on Presumptive Remedies Document (Feasibility Study) which screens different alternatives for cleanup of the site.
- 7/16/99 Legal notice were published in the *Texas Register*, (24TexReg5593) and the *San Antonio Express-News*, to propose-residential land use specifications for remediation of the site contamination. The land use designation may be considered in any remedial action proposed for the site. A public meeting was held August 17, 1999, at the Barbara Jordon Center on East Commerce Street.
- 8/17/99 Public meeting was held at the Barbara Jordan Center in San Antonio to present to the community a proposed non-residential land use for the site, and received citizens comments. Determination of land use may impact any remedial action proposed for the site. Various community members expressed their desire for the site to be cleaned up to residential land use standards.
- 9/03/99 Legal notices were published in the *Texas Register*, (24TexReg 7056-7057) and the *San Antonio Express-News*, to present to the community the cleanup alternatives and to receive citizen comments to be considered in the final recommended remedy, which was consolidation and containment with capping. A public meeting was to be held October 7, 1999, at the Pheifer Elementary School in San Antonio.
- 10/07/99 Public meeting was held at Pheifer Elementary School in San Antonio to receive comments on the proposed cleanup alternative, which was consolidation and containment with

capping.

- 06/16/00      Effective date of a final TNRCC administrative order, setting cleanup levels, selecting the remedy for the cleanup and establishing rules, responsibilities and enforcement options for the remedial design/remedial action under the state Superfund process. By issuing the order, the TNRCC had determined the facility poses an imminent and substantial endangerment to public health and safety or the environment and listed the site on the state Superfund registry.
- 07/17/00      No responsible party submitted a good faith offer to perform or fund the remedy by the deadline specified in the administrative order.
- 10/17/00      A work order was issued to prepare the remedial design for the cleanup. The remedial design is the engineering phase. It includes engineering drawings and specifications for the construction of the remedy. The remedial action will implement the design.

### **Community Profile**

The ACC site is near the intersection of W.W. White Road and Interstate 10. (See map included)  
The community immediately to the north of the site is composed of the following residential streets:

Branch Road, Lula Mae Drive, Aloha Drive, Dixville Road, Colzona Road, Eddie Road, Cotton Belt, Seaboard, and Springfield Road, Dietrich Road, Rock Island.

The nearest elementary school is Pfeifer Elementary School located on Dietrich Road. There are various stores and shops nearby: automobile repair, retail, plumber, air conditioning repair, churches, and hardware. To the west of the site is King's Seeds.

### **Community Involvement**

The site was proposed for listing on the Texas State Superfund Registry on April 11, 1995, at a community meeting held at the Carver Branch Library on May 16th at 7:00 p.m. This meeting was

attended by 10-15 people. One of the concerns expressed was that the contamination on site was due to contaminated soil brought to the site from Alamo Dome. The attendees were assured by TNRCC Region 13 Staff that there was no soil brought to the site from the Alamo Dome. Discussion was held on the length of time it takes to clean up a State Superfund site.

On August 17, 1999, TNRCC conducted a public meeting at the Barbara Jordon Center to propose non-residential land use. Various community members expressed their desire for the site to be cleaned up to residential land use standards.

### **Specific Objectives of the Community Relations Program**

Maintain open communications between the TNRCC, Bexar County, City of San Antonio, state officials and concerned citizens.

Continue to expand the mailing list to include additional agencies, organizations, and residents that are interested in the project.

Provide a community relations contact from whom interested parties can receive information on site activities, project status, and study results.

Provide citizens, involved agencies, elected officials, civic leaders and the media with accurate, timely information concerning site related activities by issuing fact sheets, press releases and community meetings.

Respond to telephone inquiries written correspondence in a timely manner.

Brief field teams on community relations issues before performing on-site investigations.

Provide all information, especially technical findings, in language that is understandable to the general public and in a form useful to interested citizens and elected officials through the preparation of fact sheets and news releases when major findings are made available during project phases.

Monitor community concerns and information requirements as the project progresses.

Modify the Community Relations Plan for changes in community needs to maintain necessary accuracy during different project phases.

### **Community Relations Techniques & Tools**

Project Mailing List- To provide the means through which press release, project status reports and other significant communications can be distributed to concerned groups and individuals.

Public Consultations - To conduct informal meetings (if needed) with residents. To provide an opportunity for affected residents to express any concerns and to make inquiries to insure effective two-way communication.

Program Document Repositories - to maintain easily accessible repositories through which the public may review project outputs. The public will be periodically informed of the availability of project documents and the location of repository.

Superfund Internet: Progress of activities at the ACC site is regularly posted to the TNRCC Superfund web site at: [www.tnrcc.state.tx.us/permitting/remed/superfund/index.html](http://www.tnrcc.state.tx.us/permitting/remed/superfund/index.html)

## **ELECTED OFFICIALS**

### **State**

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Texas Senate  
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The Honorable Frank Madla  
Texas Senate  
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San Antonio, TX 78214

The Honorable Ruth Jones McClendon  
House of Representatives  
District 120  
P.O. Box 2910  
Austin, TX 78768-2910

### **County**

The Honorable Ruth Jones McClendon  
House of Representatives  
District 120  
403 South W.W.White #210  
San Antonio, TX. 78202

### **County**

The Honorable Nelson Wolff  
Bexar County Judge  
Commissioners Court  
Bexar County Courthouse  
San Antonio, TX 78205

The Honorable Tommy Adkinsson

Bexar County Commissioner  
Commissioners Court  
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San Antonio, TX 78205

**City**

The Honorable Ed Garza  
Mayor  
City of San Antonio  
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City of San Antonio  
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### **Program Document Repositories**

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